

MLS #: 1551480  
Status: Active

County: Penobscot  
Property Type:  
Commercial

### Private Detail Report

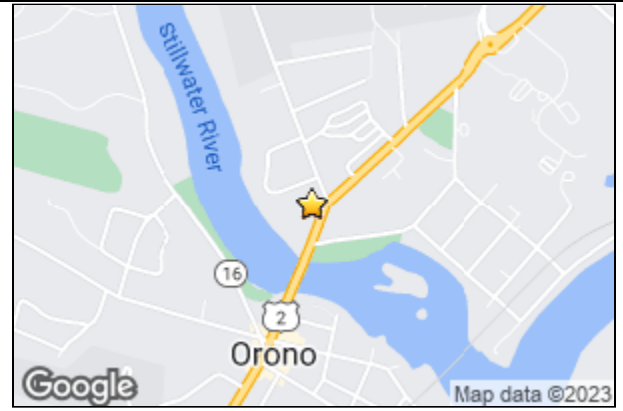
List Price: \$189,000  
Original List Price:  
\$189,000

Directions: Property located at the corner of College Ave. and Park St. at the traffic light.



**19 College Avenue  
Orono, ME  
04473-4207**

**List Price: \$189,000  
MLS#: 1551480**



### General Information

Year Built +/-: 1950      Lot Size Acres +/-: 0.52      Sqft Fin Total +/-: 1,224  
Sub-Type: General Commercial

### Land Information

Leased Land: No      Water Views: Yes      Water Body: Penobscot River      Zoning: R3  
Surveyed: Unknown      Water Body Type: River  
Lot Size Acres +/-: 0.52

### Interior Information

Leases: No      Total # Floors: 1      Year Built +/-: 1950  
Total SqFt: 1,224

### Property Features

**Building Features:** Overhead Doors      **Basement:** Slab  
**Parking:** 5 - 10 Spaces      **Construction:** Wood Frame  
**Location:** Bus Line; Near Shopping; Near Turnpike/Interstate; Water View      **Foundation Materials:** Poured Concrete  
**Electric:** Circuit Breakers      **Exterior:** Clapboard      **Water:** Public  
**Gas:** No Gas      **Roof:** Pitched      **Sewer:** Public Sewer  
**Accessibilitiy Amenities:** 32 - 36 Inch Doors

### Tax/Deed Information

Book/Page: 3201/161-162, 165-166      Full Tax Amt/Yr: \$4,758/ 2022      Map/Block/Lot: 19-4//67  
Deed/Conveyance Type: Warranty      Tax ID: ORON-019004-000000-000067  
Offered:

### Remarks

**Remarks:** Great location at a Great Price. Well maintained commercial building featuring 1,224 Sq. Ft., located on a prime .52 Acre lot with 177 +/- road frontage with ample parking, minutes from Orono Village and UMaine Campus with a river view! Zoned R3 and current use of real estate is grandfathered. Business and all business FF and E do not convey. Real Estate being sold As-Is and encourage all potential buyers to contact Orono Code Enforcement regarding repurposing property.  
**Showing Instructions:** Call Listing Broker; Listing Agent Must Accompany; Notice Required; ShowingTime; Sign on Property; Text Listing Agent  
**Showing Remarks:** Showing Time.

### Listing/Agent/Office Information

Listing Agreement: **Exclusive Right To Sell**      Variable Rate Comm: **No**      Expiration Date: **07/24/2023**  
Days On Market: **0**      List Date: **01/25/2023**      Pending Date:      Buyer Agency: **2.5%**  
Withdrawal Date:      Terminated Date:      Sub Agency:      Transaction Broker: **0.05%**

Name	Primary	Cell	Fax	E-mail
LA: John Birmingham (017170 )	207-947-3363	207-356-9770		johnbirmingham@eradawson.com
LO: ERA Dawson-Bradford Co. (1122)	207-947-6788		207-941-9866	

Prepared by ERA Dawson-Bradford Co. on Thursday, January 26, 2023 1:36 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2023 and FBS.